

# ADVERTISED PLAN



**Buller Ski Lifts**  
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5<sup>th</sup> of December 2023

Mr Michael Dafnomilis  
Department of Environment, Land, Water and Planning  
8 Nicholson Street  
EAST MELBOURNE VIC 3002

Dear Michael,

## **Application for a Planning Permit for Buildings, Works, and Non-native Vegetation Removal associated with the installation of an All-weather Snow Making Unit in the Spurs/Northside Area, Mt Buller Ski Field, Mt Buller**

We make this submission for your consideration.

### **Mid-Station All-Weather Snowmaking Unit**

#### **1. Planning Context**

Since 2017 we have successfully used all weather snowmaking units in conjunction with our conventional snowmaking system, particularly in marginal and low snow periods and we currently utilise all-weather snowmaking units in the Bourke St area and on the Village and Horse Hill Snow Play/Toboggan Parks.

This proposal is to install an all-weather snowmaking unit in the Northside/Spurs area in close proximity to the unload station of the Northside Express chairlift, which provides access for day visitors from the car parks.

We have a similar all-weather snowmaking unit that has been located permanently near the top of Bourke St ski slope since 2017 (PA1600151) and has been instrumental in our ability to guarantee the season opening on the June long weekend.

The works will primarily involve excavation for a concrete pad and trenching for services for the all-weather snowmaking unit as it will arrive on site ready for installation and subsequent operation in two containers, installation of this unit will take just two days once it arrives.

Given the structure of the proposed installed unit and that there is no roof as such and our experience with the existing All-Weather Snowmaking Unit at the top of the Bourke St ski slope, snow accumulation and subsequent snow-shed is not to the degree that would require a Snow Management Plan.

#### **2. Public Amenity**

There will be no loss of usable ski slope as a result of this installation as the location is currently an area next to the Burnt Hut Spur potable water storage.

The installation of the first all-weather snowmaking unit for the Bourke St area in 2017 and the subsequent inclusion of smaller mobile all-weather snowmaking units to the all-weather snowmaking capacity has meant we have been able to guarantee, as mentioned above, the season opening on the June long weekend and continuing operations after that. Having an SF220 in the Northside/Spurs area would allow for guaranteed snow play and sightseeing for visitors, particularly day visitors to the resort from the start of the season as well.

#### **3. Environmental Impacts**

The area where these works are proposed to take place is on highly disturbed ski slope that has experienced extensive human activity over more than 55 years including significant ground disturbance dating back to the construction of the potable water storage facility in 1965.

Ground disturbance, including trenching, will take place over a limited area totalling approximately 220m<sup>2</sup> and the works area has no native vegetation cover (see attached photos in the Site Environmental Management Plan Appendix). The ground disturbance where the trenching takes place will be in the form of temporary removal and replacement of vegetation via sodding with subsequent inter-sod spaces revegetated and existing services are in close proximity to the proposed location.

This area is outside of any Mountain Pygmy Possum Habitat and due to the minor nature of the footprint of this installation within a very small geographic extent and with no loss of any native vegetation there are no significant or direct impacts on Broad Toothed Rat habitat.

The vegetation does not meet the definition of native vegetation in section 2.2 of the Native Vegetation Removal guidelines and pursuant to 52.17 of the Alpine Resorts Planning Scheme, specifically Point 1, no native vegetation will be removed, destroyed, or lopped as part of these works.

Since the works area is an area that has no native vegetation (see attached Site Environmental Management Plan) and has no tree cover, as such an assessment under the guidelines would not be required and the NVIM, risk-based pathways and offsets are not applicable.

#### **4. Contents of this submission**

1. Planning Permit Application Form
2. Cover Letter
3. Site Plan
4. Site Environmental Management Plan (SEMP) and Appendix (site/vegetation photos)
5. Site Construction Management Plan and Site Rehabilitation and Revegetation Management Plan
6. Vegetation Management Plan Reference Information
7. Design Drawings
8. Preliminary Geotechnical Risk Assessment Report
9. Aboriginal Heritage Act 2006 Practice Note Response
10. Alpine Planning Scheme, Design and Development Overlay Schedule 3 (DDO3) Clause 2.0 Response
11. Bushfire Management Statement (Pathway 2)
12. Site Lease Area
13. Copy of owner notification email to the Minister for Energy, Environment and Climate Action C/- the Department of Energy, Environment, Land and Climate Action, Planning and Approvals, Hume Region

We trust this submission provides you with the information you require and look forward to your timely and favourable response. Should you require any further information please don't hesitate to contact me.

Yours sincerely,



**Ed Mahon**

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